

File #26066

**STATE OF MINNESOTA
DEPARTMENT OF COMMERCE**

In the Matter of
World Event Management

CEASE AND DESIST ORDER

TO: World Event Management
1827 Grant Street, Suite 124
Denver CO 80203

Alleged Email Address: info@worldevent-management.com

Minnesota law prohibits any person from acting or holding himself, herself or itself out as real estate licensee without a valid real estate license issued by the Commissioner of Commerce ("Commissioner") as required by Minn. Stat. §82.81, subd. 1 (2012). Minnesota law further prohibits any person from offering or selling an interest in subdivided land in this state unless the interest is registered pursuant to Minn. Stat. §83.23 subd. 1 (2012) or the transaction is exempt from registration pursuant to Minn. Stat. §83.25 (2012). Additionally, Minnesota law prohibits the advertising of properties in any manner that is misleading or inaccurate and the making of any material misrepresentations pursuant to Minn. Stat. §82.81 subd. 12(8) (9) and §325F.67 (2012).

1. Respondent World Event Management ("WEM") does not hold a license that is issued by the Minnesota Department of Commerce ("Department"). According to timeshare property owners who received documentation from WEM and were contacted by individuals purporting to represent WEM, WEM does business at 1827 Grant Street, Suite 124, Denver Colorado 80203. A Department employee spoke to a representative of the Better Business

Bureau servicing Denver/Boulder ("BBB"). The BBB representative stated the address is for a building of luxury condominiums and that WEM is not located in the building.

2. In January 2013, the Department opened an investigation of WEM after receiving information from J.W., a Minnesota resident. J.W. was contacted by WEM about a possible sale of a timeshare property owned by J.W. At WEM's direction, J.W. wired approximately \$15,000 for multiple fees and taxes to an escrow account set up by the purported "buyer" in Mexico. On October 18, 2012, WEM confirmed to J.W. all required fees had been paid to complete the sale of J.W.'s timeshare property and one day later the Servicios Bancarios Internacionales confirmed to J.W. all required bank fees had been paid to complete the sale. WEM guaranteed full funding and J.W. was advised on October 25, 2012 that the money that J.W. had wired would be wire transferred to J.W. the following Monday. No money was ever wired to J.W.

3. According to WEM's website, in 1999 WEM pioneered the concept of marketing and advertising vacation properties across the world. Its website also states WEM is dedicated to providing rental opportunities through its listing programs. Some of the resorts WEM's website claims WEM works with are Westin Hotels & Resorts, The Grand Mayan, Hyatt Hotels and Resorts, Hilton Grand Vacations Club and Royal Resorts.

4. The Department attempted to contact WEM on March 20, 2013 using the U.S. mail, fax number and email address WEM provided to J.W. to obtain information. Email sent by the Department to WEM did not bounce back. The request sent to WEM by U.S. mail was returned as "Return to Sender Not Deliverable as Addressed. WEM has failed to respond to any of the Department's demands for information.

5. The Registrant contact information for the WEM website provides a billing address in Charleston, South Carolina, and that the website was created May 4, 2012. An

internet search of the address indicates that the address is for a city park in Charleston, South Carolina.

6. WEM has conducted business within Minnesota without making legally required business filings with the Minnesota Secretary of State pursuant to Minn. Stat. Ch. 302A or Ch. 303.

7. Several complaints have been filed against WEM from individuals across the United States and Canada with the BBB alleging WEM failed to provide the services it claimed.

8. WEM's website, which is no longer active, stated that they are the "#1 company" in the vacation industry that specialized in properties and fractional ownership programs across the country.

9. WEM has engaged in unlicensed real estate sales activity in violation of Minn. Stat. §82.81 subd. 1 (2012).

10. WEM has engaged in misleading and inaccurate advertising a false address in violation Minn. Stat. §82.81 subd. 12 (8) (2012).

11. WEM has made material misrepresentations in violation of Minn. Stat. §82.81 subd. 12 (9) (2012).

12. WEM has demonstrated untrustworthiness in violation of Minn. Stat. §82.82 subd 1(f) and §45.027 subd. 4 (2012).

This Order is in the public interest.

NOW, THEREFORE, IT IS HEREBY ORDERED, pursuant to Minn. Stat. §45.027 subd. 5a (2012) that WEM shall cease and desist from engaging in fraudulent activity and unlicensed activity of any kind in violation of Minn. Stat. Ch. 82. This Order is effective immediately.

Pursuant to Minn. Stat. §45.027 subd. 5a (2012), WEM may request a hearing in this matter. Such a request shall be made in writing and served upon the Commissioner. The Commissioner shall then set a date for hearing within 10 days after receipt of a request, unless WEM and the Department by agreement waive the 10-day time period. If no hearing is requested by WEM within thirty (30) days of service of this Order and none is ordered by the Commissioner, this Order will become permanent and will remain in effect until modified or vacated by the Commissioner.

In the event a hearing is requested, this Order will remain in effect until it is modified or vacated or made permanent by further order of the Commissioner under Minn. Stat. §45.027 subd 5a (2012). The administrative proceeding provided by Minn. Stat. §45.027 subd. 5a (2012) and subsequent appellate judicial review of that administrative proceeding, constitutes the exclusive remedy for determining whether the Commissioner properly issued this Order and whether this Order should be made permanent. The Commissioner reserves the right to seek appropriate remedies including fines, civil penalties and costs associated with our investigation of this matter.

Notwithstanding Minn. Stat. §45.027 subds. 5 or 5a (2012), if WEM requests a hearing under Minn. Stat. §45.027 subd. 5a (2012), WEM may, within fifteen (15) days after service of this Order, bring an action in Ramsey County District Court for an injunction to suspend enforcement of this Order pending a final decision of the Commissioner under Minn. Stat. §45.027 subd. 5a (2012), to vacate or make permanent this Order. The Court shall determine whether to issue such an injunction based on traditional principles of temporary relief.

In the event a hearing is requested in this matter, it will be held before an Administrative Law Judge to be appointed by the Chief Administrative Law Judge for the State of Minnesota,

Office of Administrative Hearings, Harold E. Stassen Office Building, State Capitol Complex, 600 North Robert Street. St. Paul, Minnesota 55146. All parties have the right to represent themselves or be represented throughout the proceedings herein by legal counsel or a person of their choice if not otherwise prohibited as the unauthorized practice of law.

The contested case proceedings are conducted under the Minnesota Rules of Professional Conduct and the Professional Aspirations adopted by the Minnesota State Bar Association. The hearing will be conducted under the contested case procedures as prescribed in accordance with Minn. Stat. Ch. 14 and the Rules of the Office of Administrative Hearings, Minn. R. 1400.5100-1400.8401 (2011).

This Order shall be effective upon signature on behalf of the Commissioner.

Dated: 5-28-13.

By:



MIKE ROTHMAN
Commissioner

85 Seventh Place East, Suite 500
St. Paul, Minnesota 55101
Tel: 651-296-2488